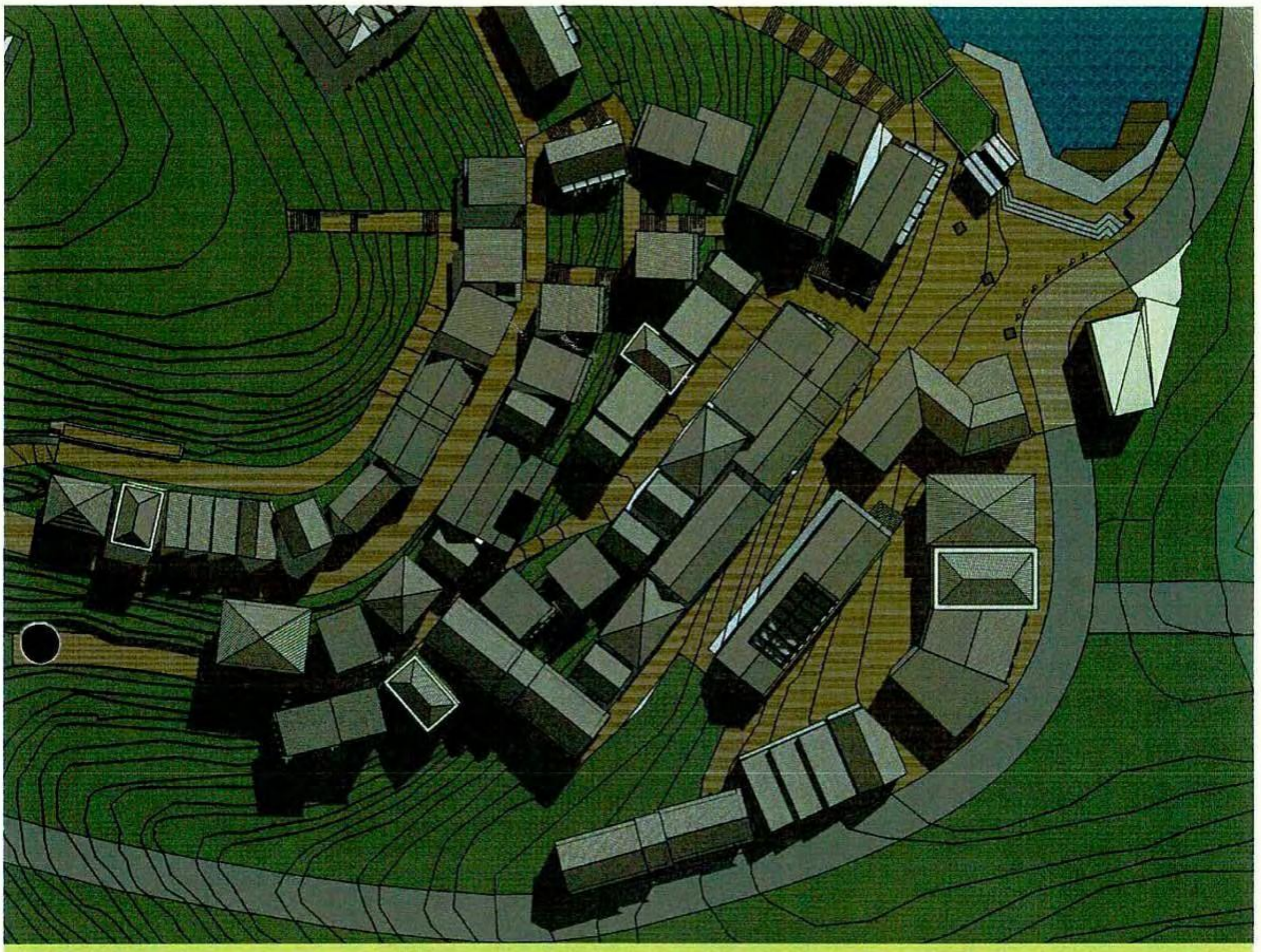
# 1. URBAN DESIGN AND VISUAL ASSESSMENT REPORT FOR NIGHTCAP VILLAGE

Malcolm Middleton Architects - 2006



# NIGHTCAP VILLAGE

## 'Jrban Design and Visual Assessment Report

prepared by
**Malcolm Middleton Architects**

August 2006

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# Urban Design Statement

# 01

## 1.1 INTRODUCTION

The design approach for the Nightcap Village project is strongly motivated by the unique opportunity the site presents to deliver a design driven dividend for the landowners, the local area it serves and the region it connects with.

Additionally the project has the potential to illustrate that best practice community outcomes are capable of being established where good urban design principles underpin the design approach to the site.

These outcomes include:

/ A better quality of life for communities

/ Safe and secure living

/ Enhanced public health and social equity benefits

/ Enhanced land values

/ An increase in the sustainable use of non renewable resources

## 1.2 PROJECT VISION

The proposal to develop a new rural village on land designated for urban use on the subject site is an exceptional opportunity to deliver a contemporary new community. The design responds to the unique nature of the subject site, the aspirations of planning and environmental controls, and the wider social and economic context of the landholding in a genuinely innovative manner.

Seldom is land available with the appropriate zoning and commercial realisation potential that can offer the opportunity to create an appropriate urban form for contemporary without constraints imposed by past practices and infrastructure (hard and soft).

Nightcap Village is such an opportunity.

The project is intended to deliver a new local community that provides access to and services for a substantial land holding and general community area currently in private ownership.

The village provides an opportunity to re-establish a scale of settlement characteristic of the development pattern of the Northern NSW hinterland. This community can benefit from contemporary communications standards and social patterns as well as enhanced access opportunities for healthy lifestyle support and employment.

The site has significant potential to demonstrate contemporary environmental values as well as social and employment options away from the now established coastal drift.

These outcomes have a greater chance of being achieved if an integrated approach to the urban design of the place is undertaken through the establishment of the initiatives outlined in the balance of this report.

# The Establishment of Local Character

# 02

## 2.1 INTRODUCTION

The Nightcap project is conceived to have a distinctive identity developed from a considered interaction of site context, built form, landscape, local amenities, activities and access.

## 2.2 BUILT FORM

/ The built form of the project will respect the predominantly warm temperate / sub tropical climate of the location and will contribute to the local landscape context by providing a relaxed outdoor lifestyle approach.

/ Built form will be human scale and will relate well to the ground and the scale of streets and pathways.

/ Buildings will respect the principles of variety, and articulation and will encourage the use of local materials, building techniques and local skills.

## 2.3 OPEN SPACE

/ The open space provisions at Nightcap Village will deliver a movement network which has a managed interconnected street network that clearly establishes good internal and external access for residents, maximizes safety, encourages walking and cycling and minimizes the impacts of traffic interfaces.

/ The open space system will provide a network of well distributed open space and recreation areas connected with landscaped streets and walkways that offer a variety of safe, appropriate and attractive public open spaces.

/ The public open space will contribute to the legibility and character of the development in a cost effective and visually connected manner.

/ The open space network will deliver an emphasis on the central area connections within the site to maximise the access in and around the village.

## 2.4 EMBEDDED ESD PRINCIPLES

/ The design of the village will utilize embedded ESD principles that embrace but are not limited to:

/ Encouraging the most efficient use of water

/ The reduction of greenhouse emissions produced from water heating.

/ The reduction of greenhouse emissions produced from household heating and cooling.

/ The reduction of greenhouse emissions produced from public area lighting.

## 2.5 PRECINCT PLANS AND COVENANTS

/ Precinct Plans will establish the parameters for sub precincts and buildings, heights, setbacks, buildingtype and design form.

/ The Design Guidelines will seek to create built form outcomes that allow for individual expression whilst maintaining an overall village compatibility of character through form, scale, materials and design expression.

/ Individual buildings will be developed utilising a considered set of covenants and design codes to control final built form.

/ This approach aims to promote high quality design standards throughout the village that will reinforce a sense of community and will encourage environmentally sound design practices.

/ The Guidelines will promote confidence and realistic future expectations of the development standards throughout the project

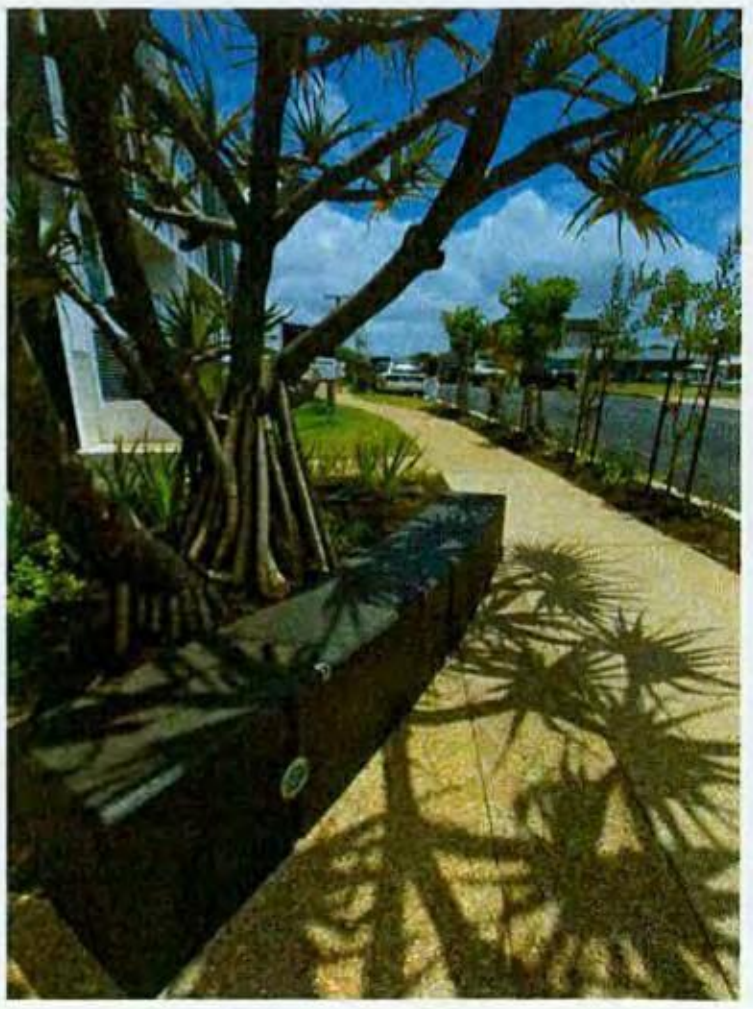
## 2.6 PUBLIC ART STRATEGY

A Public Art Strategy will be developed for the village and the village precincts. Execution will be provided for within the covenants agreed for the village and the development conditions that apply for each site.

## 2.7 STREETSCAPE STRATEGY

/ Development of the Tweed River Bridge entry and a Main Street running down to the sports field will provide a significant green space associated with vehicular and pedestrian movement within the site. The scale of this connection will enable substantial vegetation to be incorporated within the streetscape, providing a green visual and physical corridor.

/ The subsequent development of streetscapes for the lower density areas of the site will follow similar principles of low key landscaped spaces that blend with the scale and form of the residential development.



# The Creation of a Highly Connected Local Place 03

## 3.1 INTRODUCTION

The new village will deliver high quality spaces and access routes that residents and visitors find safe and enjoyable to use. The town will establish a walkable environment in a mix of facilities and landscaped settings.

## 3.2 STREET HIERARCHY AND ROAD NETWORK

/ The street hierarchy for the project is conceived to deliver strong access and connection to the two principle open spaces within the village: the Village Green on top of the hill and the sports / community field and Town Square at the base of the hill.

/ The next level of streets are connected back into the main loop of the village ensuring alternate access routes are available throughout the village.

## 3.3 PEDESTRIAN AND BICYCLE NETWORK

/ The open space system will establish an integrated pedestrian path network principally using the street network but also utilizing and linking open space corridors as greenways or utilizing dual use drainage corridors and parks.

/ The open space system will establish multiple opportunities for pleasant, safe and direct pedestrian and cyclist movement both within the subdivision and linking to other major local destinations.

# The Careful Establishment of Site Densities

# 04

## 4.1 INTRODUCTION

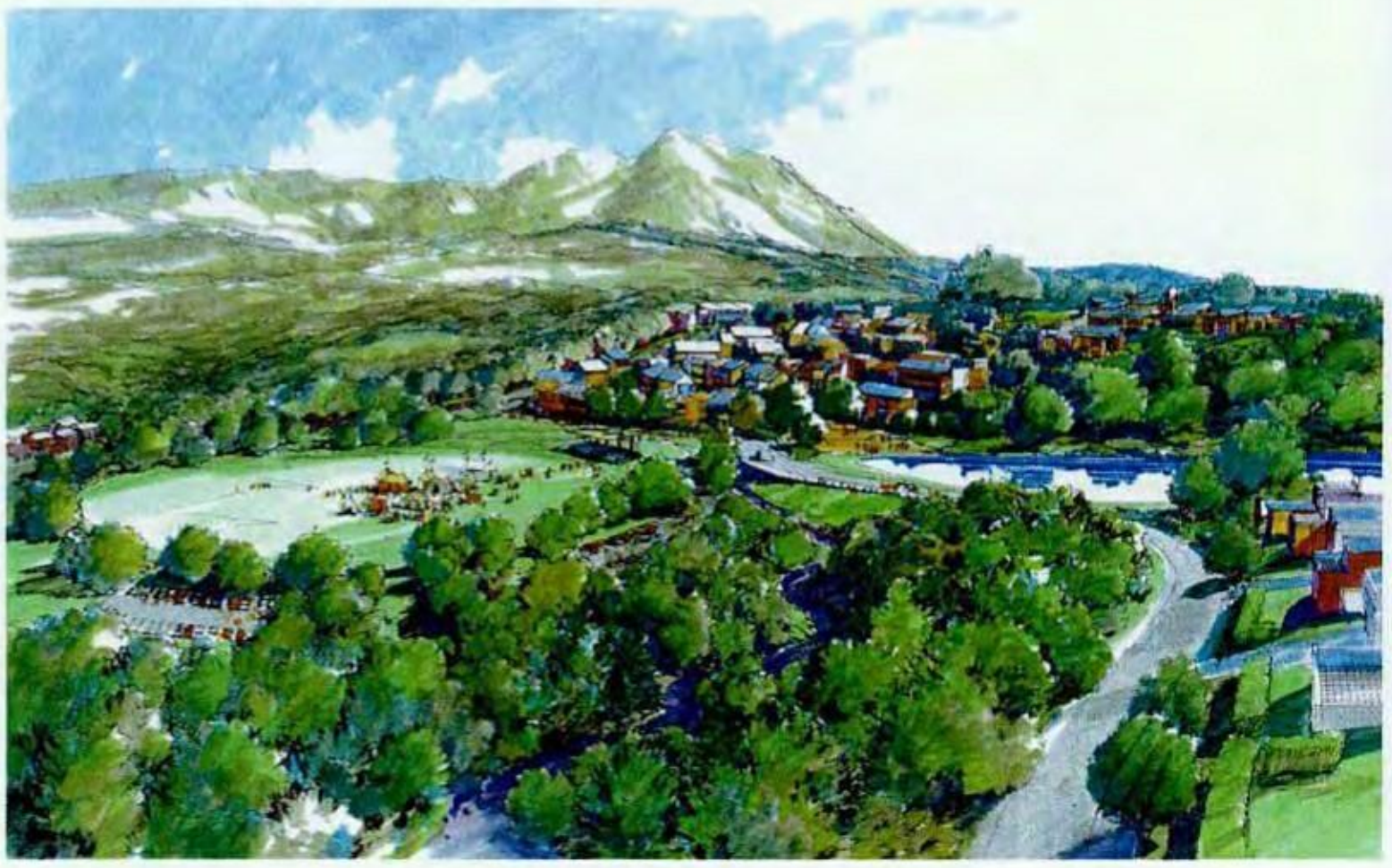
The design of the village will deliver a range of densities that establish cost savings in land, infrastructure and energy, whilst delivering high amenity and accessible green spaces throughout the village.

Additionally the village will encourage internal physical activity and promote social connectedness and vitality.

## 4.2 DIVERSITY OF FORM

/ The village will be designed to establish a sense of community through the provision of a sense of identity.

/ A diversity of housing types is established to enable people from a wide range of economic levels and household sizes to live within the village.



# The Establishment of a Mixed Use Core Area (Mixed Village Precinct)

# 05

## 5.1 INTRODUCTION

The creation of central focus area of mixed uses with good connections to all parts of the village will allow parking and general infrastructure to be used more efficiently, increase the economic vitality of the local shops, promote physical and social well being and develop a local identity important for economic success. This will establish:

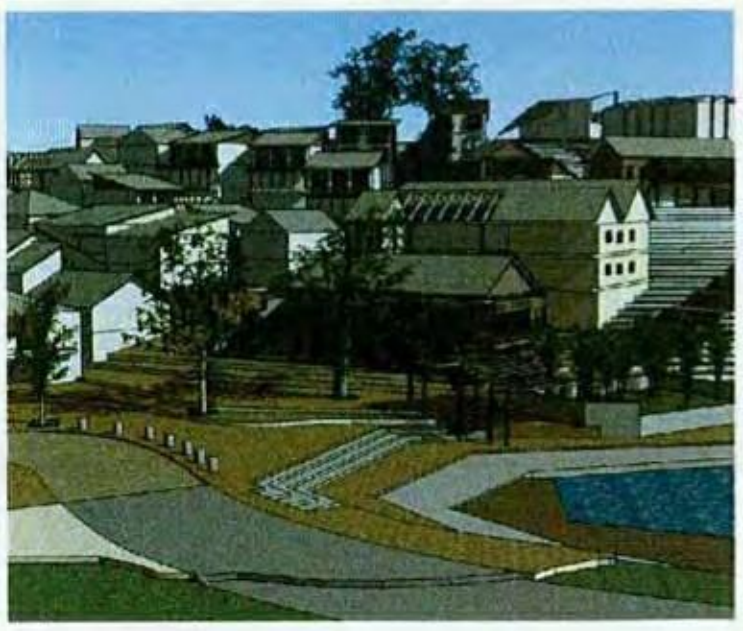
/ Variety of buildings - residential (small lots, town houses, units up to three storeys, commercial, shop top and other forms built to Main Street frontage and up to three storeys).

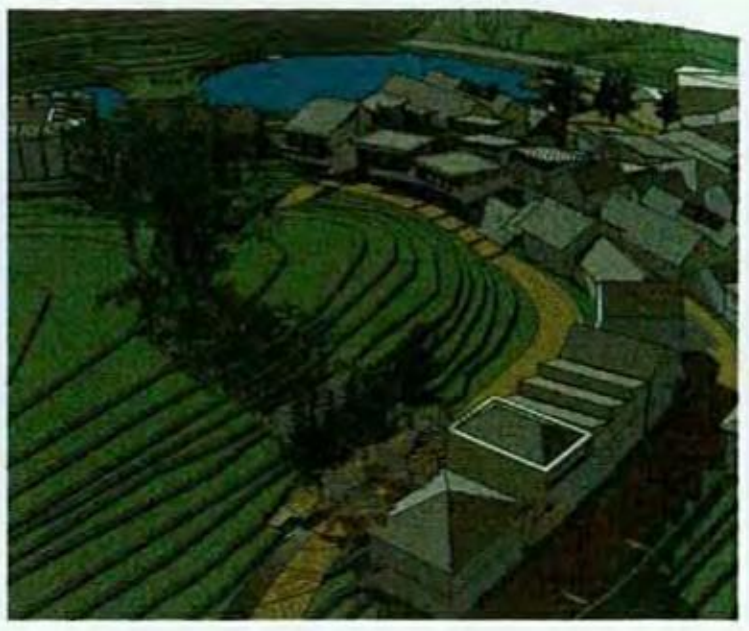
/ The central area of the village will promote uses for retail, food and beverage, offices, display, exhibition, and clean quiet industrial uses for value adding enterprises.

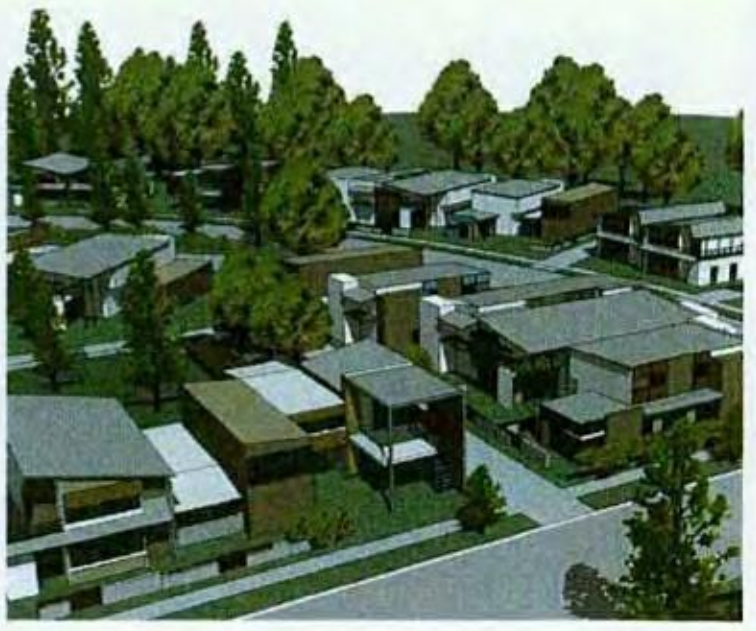
/ The mixed use area will provide the administrative centre for the village and support facilities for the ancillary conference and convention area.

/ The village centre will be the focus for tourism visitation and services as well as the base for outdoor uses on the balance of the site and surrounds.

/ The urban form will respect the hillside site and provide for a benching into the hill to maintain land form, view and aspects to and from the site. The sloping landform is considered a major design opportunity to create local character and amenity.







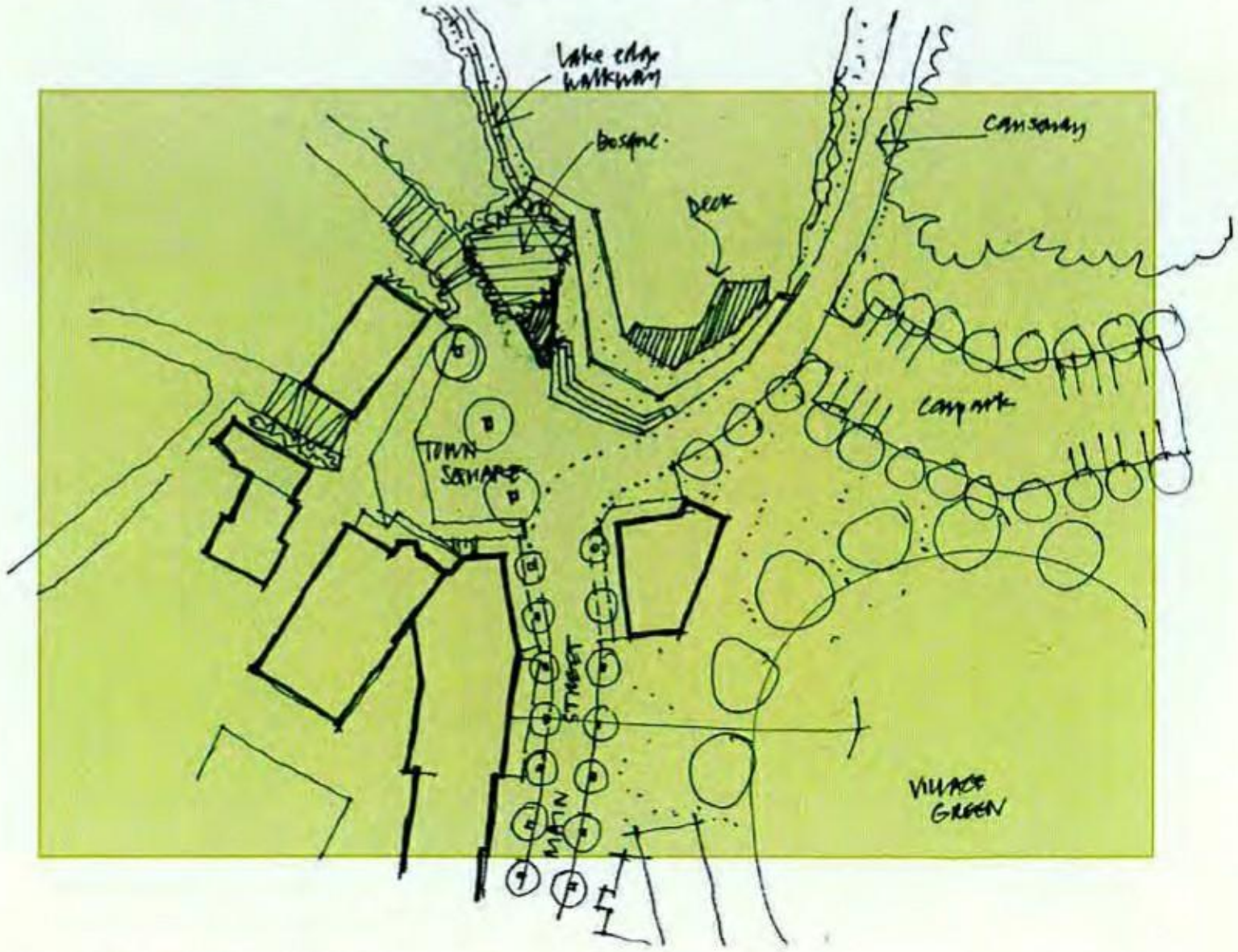
# The Creation of a High Quality Public Realm 06

## 6.1 INTRODUCTION

This core value creation will result in an increase in the use of public space and associated business, promote the values of the village to a wider community encouraging visitation and economic diversity, and establish a base for greater community and cultural activities.

## 6.2 ENTRIES, PLACE MARKERS AND ACCESS

/ The calibre of the character of the Public Realm will be substantially enhanced by the development of streetscapes and townscapes appropriate to the scale and nature of the urban structure and the amenity being accessed.

/ Casual surveillance will be encouraged in the open space design concepts and will be achieved through such devices as access to parks from streets and pedestrian access ways and the orientation of adjacent lots to overlook open space areas.

/ Greenway linkages in the form of linear landscaped pathways and parks are encouraged as an appropriate form for the existing pattern of development and contribute to the character of the public realm of the development.